Karen Y Johnson Davidson County
Batch# 181465 DEEDWARR
01/08/2019 10:47:30 AM 5 pgs
Fees: $28.00 Taxes: $699.30
20190108-0001971

NEW OWNER:

Mark Paulson
508 Ridgeview Drive
Nashville, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087
FILE NO: 18-715

Map/Parcel: 06413001200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Nine Thousand and 00/100 Dollars ($189,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Dalton J. Phillips, an unmarried man** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Mark Paulson, married** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Berryville of record in Plat Book 421, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Together with that part of an abandoned street shown as Hadley Road on Ordinance #BL2018-1120, attached as **Exhibit A**.
>
> Being the same property conveyed to Dalton J. Phillips, an unmarried man by Warranty deed from Devan E. Shade, an unmarried woman of record in Instrument No. 20180412-0034703 Register's Office for Davidson County, Tennessee, dated March 29, 2018 and recorded on April 12, 2018. (Value of consideration shown in aforementioned deed $179,900.00.)
>
> Being also known as 4316 Old Hickory Blvd Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

Dalton J. Phillips and Dalton Phillips are one and the same person.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10 day of December, 2018.

Dalton J. Phillips

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Dalton J. Phillips, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/they executed the within instrument.

WITNESS my hand and official seal at office this 10 day of December, 2018.

NOTARY PUBLIC

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10-26-21

****

The actual consideration or value, whichever is greater, for this transfer is **$189,000.00**.

AFFIANT

Sworn to and subscribed to before me this 10th day of December, 2018.

NOTARY PUBLIC

DE ANNA D. SYLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 3/24/2020

exhibit "a"

ORDINANCE NO. BL2018-1120

An ordinance to amend the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County by abandoning a portion of Hadley Road right-of-way. (Proposal Number 2018M-004AB-001).

WHEREAS, it is the desire of all the abutting property owners that said abandonment of right-of-way be accomplished; and,

WHEREAS, the abandonment has been requested by 11th District Council Member Larry Hagar; and,

WHEREAS, there is no future need for said right-of-way for Metropolitan Government of Nashville and Davidson County purposes.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the Geographic Information Systems (GIS) Street and Alley Centerline Layer for The Metropolitan Government of Nashville and Davidson County, as enacted by Ordinance No. 2018-1060 be and hereby is amended, as follows:

The excess strip of right-of-way on the north side of Hadley Road as shown on the Plan of Berryville, Recorded in Book 421, Page 117, RODC, TN, between First St and Sixth St, and being approximately 20' in width, or as determined by an accurate survey, (or whatever the limits and widths are) all of which is more particularly described by lines, words and figures on the sketch which is attached to and made a part of this ordinance as though copied herein, is hereby abandoned. This abandonment excludes any right-of-way owned by TDOT for State Route 45 (Old Hickory Blvd) or currently in use by the public or public utilities,

Section 2. That easements are herein retained by The Metropolitan Government of Nashville and Davidson County, its agents, servants, and/or contractors and utility companies operating under franchise(s) from the Metropolitan Government for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances, and to do any and all things necessary and incidental thereto.

Section 3. In the event there is proposed any construction over, above, or under said existing utilities, that said construction shall have the approval of the Director of Public Works and/or the Director of Water and Sewerage Services, together with the approval of any other pertinent departments of the Metropolitan Government or other governmental agency, including the Nashville Electric Service.

Section 4. That the Director of the Department of Public Works be and hereby is authorized and directed, upon the enactment and approval of this ordinance, to cause said change to be made on said GIS Centerline Record as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 5. Amendments to this legislation may be approved by resolution.

Section 6. This ordinance shall take effect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

_____
Mark Sturtevant, Director
Department of Public Works

APPROVED AS TO FORM AND LEGALITY:

_____
Assistant Metropolitan Attorney

INTRODUCED BY:

_____

_____

_____
Members of Council

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).